



## 6422 Ranchview Drive Calgary Alberta

\$515,981

No CONDO FEES! Welcome to your new move-in ready well maintained 4 bed 2 bath 2 laundry home, complete with an illegal suite right across the street from the bus stop. You will love its family friendly neighbourhood of Ranchlands and appreciate overlooking a playground right outside your backyard. The \$50,000 project of the retaining wall & fencing & new sod were just completed in 2025. You will love having so much privacy & space. You will also appreciate the enormous 30' X 6' covered deck for friends & family gatherings. Your new home comes complete with 2 full kitchens, 2 full bathrooms and 2 full & separate laundry areas. Your well maintained & good-sized home has 3 bedrooms on the main, the master comes complete with a newer window & a huge walk-in closet. A completely separate entrance to the lower level. . You will appreciate all the storage in the home. Do not forget 3- parking stalls at the back and plenty of street parking available. The home has been freshly painted both inside and out in 2025. The hot water tank was replaced in 2024. You can just move in and enjoy the whole summer. Come in today, before this hidden gem is scooped up.

COMMUNITY: Ranchlands is a serene residential neighborhood located in the northwest quadrant of Calgary, Alberta. Established in 1977 after being annexed to the City of Calgary in 1961, it has grown to become a vibrant community, offering a blend of residential amenities and natural beauty. The community is geographically positioned with John Laurie Boulevard to the north, Sarccee Trail to the east, Crowchild Trail to the south, and Nose Hill Drive to the west. It is family oriented with 12 parks & playgrounds and an abundance of day cares and close to the Crowfoot LRT with plenty of amenities & shopping along with great access to the university. DID YOU KNOW: Ranchlands Park is in the community of Ranchlands It occupies a...

Laundry room 11.67 Ft x 9.00 Ft  
Eat in kitchen 12.92 Ft x 11.92 Ft  
Living room 15.92 Ft x 12.33 Ft  
Primary Bedroom 12.92 Ft x 11.92 Ft  
Bedroom 12.33 Ft x 9.67 Ft  
Bedroom 12.33 Ft x 8.92 Ft

4pc Bathroom 7.42 Ft x 6.42 Ft  
Furnace 11.08 Ft x 7.00 Ft  
Bedroom 11.92 Ft x 10.67 Ft  
Den 10.67 Ft x 9.17 Ft  
Other 15.42 Ft x 9.00 Ft  
Living room 22.00 Ft x 10.00 Ft

Listing Presented By:



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